

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY COMMISSION AMENDING ORDINANCE NO. 2997 TO ADD A NEW MULTIPURPOSE BUILDING AND INCREASE THE MAXIMUM STUDENT ENROLLMENT FROM 881 TO 945 STUDENTS FOR ST THERESA CATHOLIC SCHOOL LOCATED AT 2701 INDIAN MOUND TRAIL, CORAL GABLES, FLORIDA; ALL OTHER PROVISIONS AND CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE NO. 2997 SHALL REMAIN IN EFFECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the request involves two amendments to Ordinance No. 2997, submitted by St. Theresa Catholic School, located at 2701 Indian Mound Trail, Coral Gables, Florida, which include: (i) a multipurpose building project, and (ii) an increase in the maximum school enrollment from 881 to 945 students; and

WHEREAS, after notice of a public hearing being duly published and public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from said property, a public hearing was held before the Historic Preservation Board on December 19, 2024, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the December 19, 2024 Historic Preservation Board meeting, the Board approved (vote: 8-0) the Special Certificate of Appropriateness application; and

WHEREAS, after notice of a public hearing being duly published and public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from said property, a public hearing was held before the Planning and Zoning Board on January 15, 2025, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the January 15, 2025 Planning and Zoning Board meeting, the Board recommended approval (vote: 7-0) of the Application with condition that all conditions recommended by the staff shall remain in effect and additionally for the Applicant to provide a wall at the height permitted by the Zoning Code and landscaping that limits the noise on the side of Palos St, from Valencia Ave to Almeria Ave; and

WHEREAS, after notice was duly published and public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from said property, a public hearing for First Reading was held before the City Commission on February 11, 2025 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with the amendments to Ordinance No. 2997, and after due consideration and discussion made findings of fact and found that the Application satisfied the criteria as required to approve the proposed amendments on First Reading (vote: 5 - 0); and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of the request pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Applicant’s request for amendments to Ordinance No. 2997 pursuant to Zoning Code Article 14, “Process,” Section 14-204 “Conditional Uses” to grant St. Theresa Catholic School, located at 2701 Indian Mound Trail, Coral Gables, Florida is hereby amended as follows¹:

SECTION 3. That plans drawn by the Abbott Group, and preliminary approved by the Historic Preservation Board on March 26, 1992, the Board of Architects on February 13, 1992 (Process No. **2822**), and the City's Preliminary Review Committee on February 28, 1992, for the construction of classrooms, AND the plan of a multipurpose building drawn by Zyscovich Architects, preliminary approved by the Historic Preservation Board on December 19, 2024, the Board of Architects on November 21, 2024, and reviewed by the Development Review Committee on December 15, 2023, for the construction of a multipurpose building, on property known as St. Theresa School, Coral Gables, Dade County, Florida, shall be and they are hereby approved, with the following conditions:

1. That the school's student enrollment shall not exceed ~~its existing capacity of 881~~ 945 students.
2. That the final traffic plan shall be approved by the City's Public Works Department.
3. That an off-street parking plan shall be prepared by the applicant and be subject to approval by the City's Building and Zoning Department.
4. That a required landscape plan prepared by the applicant shall be subject to approval by the City's Public Service Department.

¹ Deletions are indicated by ~~striketrough~~. Insertions are indicated by underline.

5. That a designated outdoor playground area, or "tot lot," with appropriate buffering/screening be provided adjacent to the proposed addition for use by pre-kindergarten students.
6. That designated areas be provided for school bus parking and loading on site, and in a manner that does not intrude on adjacent single-family residences.
7. That the proposed modifications be reviewed by Dade County and FDOT, if required by those agencies.
8. That the plans comply with zoning regulations and that any required variances be obtained.
9. That the School shall annually provide the Planning & Zoning Division verification of the total student enrollment prior to the renewal of the Certificate of Use.
10. That the Applicant provides all necessary plans and widens the abutting sidewalk along Valencia, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
11. That the Applicant provides a Green Building Certification after the issuance of a Certificate of Occupancy or Completion.
12. That an off-duty police officer be obtained by the Applicant for traffic and security at after-school special events.
13. That the Applicant provides all necessary plans and documents to underground all abutting overhead utilities along the public rights-of-way of Valencia, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning, and subject to the approval of same by applicable utilities.
14. That a wall be installed on Palos St at the maximum height permitted by the Zoning Code and a landscape buffer outside the wall that limits potential noise. The Applicant shall coordinate with Staff on the wall design and location to not negatively impact the existing vegetation.
15. That Sunday organized activities are prohibited on the sporting grounds, except for permitted special events that require additional police presence.
16. That the outdoor lighting of the sporting grounds is prohibited.
17. That the use of the athletic facility be limited to St. Theresa Catholic School and associated participants. The use of the facility for commercial purposes such as renting or leasing to third parties unaffiliated and unassociated with the school is prohibited.

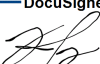
SECTION 4. All Ordinances or parts of Ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF FEBRUARY, A.D.,
2025.


(Moved: Fernandez/ Seconded: Menendez)
(Yeas: Fernandez, Menendez, Anderson, Castro, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: E-2)

APPROVED:

DocuSigned by:

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VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUÀREZ
CITY ATTORNEY